046.0	0001	0013.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,045,200 / 1,045,200
					USE VALUE:	1,045,200 / 1,045,200
					ASSESSED:	1,045,200 / 1,045,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	58-60 MEDFORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	137A FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONTI MARIE A -
Owner 2:	-
Street 1:	4 PINE RIDGE ROAD
Twn/City:	STONEHAM
St/Prov:	MA Cntry:
Postal:	02180

NARRATIVE DESCRIPTION

This parcel contains 11,270 Sq. Ft. of land mainly classified as Office with a Office Building built about 1920, having primarily Stucco Exterior and 5722 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	11270.000	403,500	2,500	639,200	1,045,200
Total Card	0.259	403,500	2,500	639,200	1,045,200
Total Parcel	0.259	403,500	2,500	639,200	1,045,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 182.66 | /Parcel: 182.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 32404
GIS Ref:
GIS Ref:
Insp Date: 12/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	403,500	2500	11,270.	628,700	1,034,700	1,034,700	Year End Roll	12/18/2019
2019	340	FV	384,800	2500	11,270.	586,800	974,100	974,100	Year End Roll	1/3/2019
2018	340	FV	384,800	2500	11,270.	523,900	911,200	911,200	Year End Roll	12/20/2017
2017	340	FV	384,800	2500	11,270.	461,100	848,400	848,400	Year End Roll	1/3/2017
2016	340	FV	384,800	2500	11,270.	345,800	733,100	733,100	Year End	1/4/2016
2015	340	FV	328,700	2600	11,270.	314,400	645,700	645,700	Year End Roll	12/11/2014
2014	340	FV	328,700	2600	11,270.	314,400	645,700	645,700	Year End Roll	12/16/2013
2013	340	FV	328,700	2600	11,270.	314,400	645,700	645,700		12/13/2012

!3882!

PRINT

Date	Time
12/10/20	19:01:05

LAST REV

Date	Time
10/09/19	15:48:47

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONTI MARIE A,	69543-240		6/30/2017	Mult Lots	1,250,000	No	No		
CONTI ALBERT B	37938-109		2/7/2003	Family	1	No	No		
	19527-231		12/1/1988		125,000	No	No		G

USER DEFINED

Prior Id # 1:	32404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2016	2115	Re-Roof	14,350	C				
10/15/1992	513	Manual	2,300					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
2/10/2017	I & E Return	EMK	Ellen K
4/19/2016	I & E Return	EMK	Ellen K
3/12/2009	Meas/Inspect	197	PATRIOT
4/13/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		11270		Sq. Ft.	Site		0	30.5	1.86	CA									639,189						639,200	

Total AC/HA:	0.25872	Total SF/SM:	11270	Parcel LUC:	340	Office	Prime NB Desc:	COMM AVG	Total:	639,189	Spl Credit		Total:	639,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.5	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.07173908
Const Adj.:	1.00000000
Adj $ / SQ:	112.533
Other Features:	10500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589057
Depreciation:	185553
Depreciated Total:	403504

COMMENTS

LAW OFFICES.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

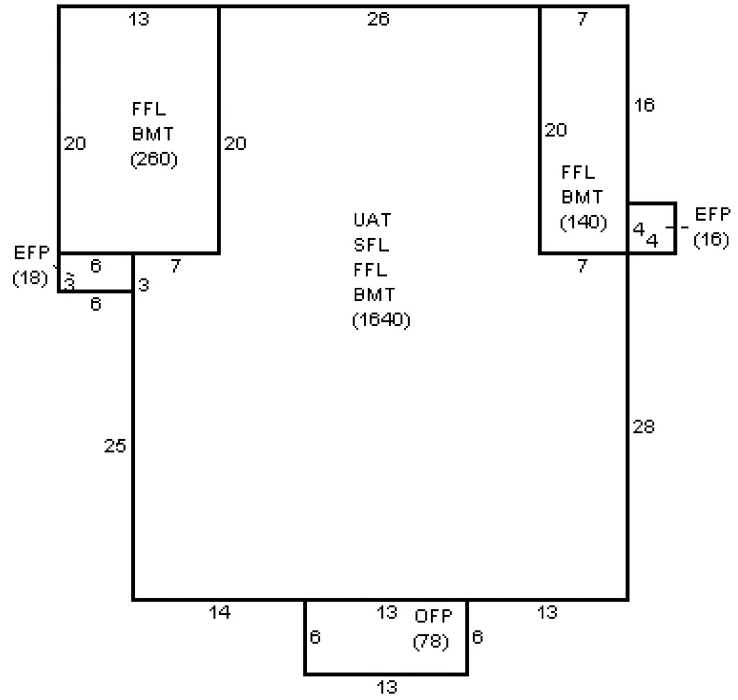
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	112.53
Special Features:	0	Val/Su Net:	64.64
Final Total:	403500	Val/Su SzAd	109.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,040	60.770	123,966
FFL	First Floor	2,040	112.530	229,567
SFL	Second Floor	1,640	112.530	184,553
UAT	Upper Attic	410	85.520	35,065
OFP	Open Porch	78	37.650	2,937
EFP	Enclos Porch	34	72.600	2,468

Net Sketched Area:	6,242	Total:	578,556

Size Ad	3680	Gross Are	7472	FinArea	5722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	600	A	AV	1980	4.00	T	31.2	340			1,700			1,700
83	Sign	D	Y	1	25	F	AV	1980	45.00	T	31.2	340			800			800

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500